

MINUTES OF THE JONESTOWN BOARD OF ADJUSTMENTS & APPEALS MEETING HELD JANUARY 11, 2021, 7:00 P.M., VIA AUDIO/VIDEOCONFERENCE

James Quinn, Chair (Place 1) Robert L. Rogers, Vice Chair (Place 2)	Jim Etherton, (Place 3) Henry Mayes (Place 4) Paul Dertien (Place 5)	VACANT (Alternate 1) Jona TenEyck (Alternate 2)
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This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbot, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing.

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIR JAMES QUINN

Chairman Quinn called the meeting to order at 7:05 p.m.

2. ROLL CALL

SECRETARY

Present: Chairman Quinn, Vice Chair Rogers, Members Etherton, Mayes and Dertien

Absent: Board Member TenEyck

Staff Present: City Administrator Jones, Development Services Director Jolly

3. APPROVAL OF MINUTES

October 5, 2020 meeting

A motion was made by Board Member Mayes and seconded by Vice Chair Rogers to approve the minutes of the October 5, 2020, meeting. The motion passed unanimously.

B. NEW BUSINESS:

1. **a. PUBLIC HEARING on a request by Keith and Nancy Stewart for a variance from the Jonestown Code of Ordinances, Chapter 14, Zoning Code, Article 14.02, Section 14.02.061(h)(3)(ii), to allow a 22-ft wide driveway at 11301 Lakeside Drive, (Lot 9 Lake Sandy Subdivision) Jonestown, TX.**

Property owners Keith and Nancy Stewart explained their project to the Board members and answered questions pertaining to the 22-ft. wide driveway being widened to protect the water cut-off valve and drive plate over the valve. As no other attendees wished to speak, Chairman Quinn closed the hearing.

- b. Consideration and possible action on the above request by Keith and Nancy Stewart for a variance from the Jonestown Code of Ordinances, Chapter 14, Zoning Code, Article 14.02, Section 14.02.061(h)(3)(ii), to allow a 22-ft wide driveway at 11301 Lakeside Drive, (Lot 9 Lake Sandy Subd), Jonestown, TX.**

Following discussion, Vice Chair Rogers moved to approve the request for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Section 14.02.061(h)(3)(ii), to allow to allow a 22-ft wide driveway at 11301 Lakeside Drive, (Lot 9 Lake Sandy Subdivision) Jonestown, Texas. Board member Mayes seconded the motion. The motion passed unanimously.

2. a. **PUBLIC HEARING** on a request by Miller and Hawkins, LLC, for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Article 14.02, Section 14.02.061, Chart 5. Minimum and Maximum Square Footage for Buildings and Maximum Impervious Cover Requirement, to allow a 675 sq. ft. building in the "B-2" Business-general commercial district at 18685 FM 1431 (Lot 127A, Amended Plat of Lots 127 and 128, Jones Brothers & Crumley's Lake Sandy Subd), Jonestown, TX.

Property owner Rodney Miller and his representative, Isaac Mazursky, were in attendance. Mr. Mazursky addressed the board members providing an overview of their proposal for a modular mobile office building to be renovated as an eclectic western-themed retail gift shop. As no other attendees wished to speak, Chairman Quinn closed the hearing.

b. **Consideration and possible action on the above request by Miller and Hawkins, LLC, for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Article 14.02, Section 14.02.061, Chart 5. Minimum and Maximum Square Footage for Buildings and Maximum Impervious Cover Requirement, to allow a 675 sq. ft. building in the "B-2" Business-general commercial district at 18685 FM 1431 (Lot 127A, Amended Plat of Lots 127 and 128, Jones Brothers & Crumley's Lake Sandy Subdivision), Jonestown, TX.**

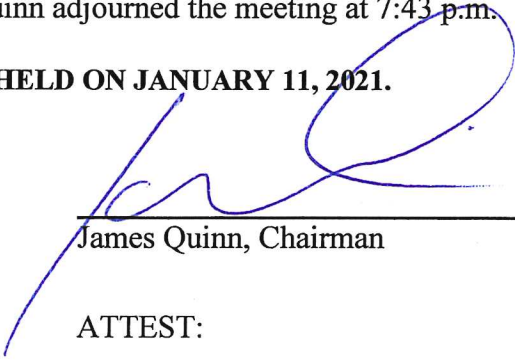
Board Members expressed concerns with approving this variance request as presented and requested Mr. Mazursky prepare a detailed site plan and rendering of the proposed building. Vice Chair Rogers moved to table and reschedule in 30 days the request for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Section 14.02.061, Chart 5. Minimum and Maximum Square Footage for Buildings and Maximum Impervious Cover Requirement, to allow a 675 sq. ft. building in the "B-2" Business-general commercial district at 18685 FM 1431 (Lot 127A, Amended Plat of Lots 127 and 128, Jones Brothers & Crumley's Lake Sandy Subdivision), Jonestown, TX, contingent on further review of a detailed site plan and rendering of the renovated building. Board Member Etherton seconded the motion. The motion passed unanimously.

C. ADJOURNMENT

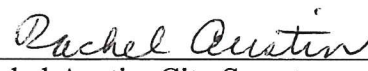
A motion was made by Board Member Dertien and seconded by Vice Chair Rogers to adjourn. Motion passed unanimously. Chairman Quinn adjourned the meeting at 7:43 p.m.

PASSED AND APPROVED AT A MEETING HELD ON JANUARY 11, 2021.




James Quinn, Chairman

ATTEST:


Rachel Austin, City Secretary

**FINDINGS OF THE BOARD OF ADJUSTMENTS
CITY OF JONESTOWN**

Date of Meeting: January 11, 2021

Agenda Item Number: 1. Keith Stewart for the property located at 11301 Lakeside Drive, Jonestown, Texas, Lot 9, Lake Sandy Subdivision.

Type: X Variance Appeal Reconsideration

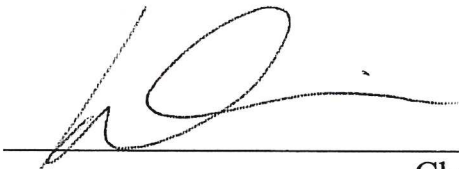
Description: A variance from the Jonestown Code of Ordinances, Chapter 14 Zoning Code, Section 14.02.061(h)(3)(ii), to allow a 22-ft. driveway at 11301 Lakeside Drive.

Findings: The Board found sufficient evidence was presented to support a cause of hardship on the applicant if a variance was not granted.


Support for Finding: Board members reviewed evidence provided by the applicant and found that prohibiting the 22-ft. driveway would constitute undue hardship.

Motion and Second: Motion was made by Rogers to approve the request for a variance to allow construction of a second driveway. Motion was seconded by Mayes.

Vote: Quinn -Yes
Rogers-Yes
Eherton - Yes
Mayes -Yes
Dertien - Yes



Chairman



Vice-Chairman